

MORTGAGE

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FILED GREENVILLE CO. S. C.

AUG 29 3 12 PM '80 THIS MORTGAGE made this 29 day of AUGUST 1980 between the Mortgagor, BENNETT B. RUDD AND PATRICIA A. T. RUDD (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of R.H.C. (herein "Lender"), whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 2010

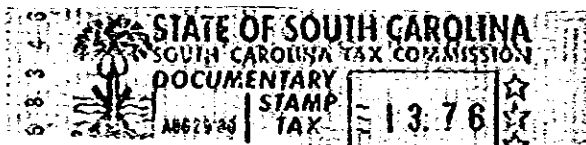
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that certain piece, parcel or tract of land containing 3.59 acres, more or less, situate, lying and being on the western side of Renfrew Road in Greenville County, South Carolina, and being shown on a plat entitled "Property of Robert William LaGore and Janet D. LaGore" prepared by Carolina Surveying Co., dated May 30, 1974, and being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5G, at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Renfrew Road located approximately 256.3 feet south of the intersection of said road with Circle Road at the corner of property now or formerly of Davis and running thence with the line of said property N. 64-05 W. 151.8 feet to an iron pin; thence S. 27-41 W. 83.5 feet to an iron pin; thence with the line of property now or formerly of Beattie and Lillian Wade, N. 74-02 W. 419.2 feet to an iron pin; thence N. 21-15 E. 281.3 feet to an iron pin; thence S. 70-40 E. 280 feet to an iron pin; thence N. 32-10 E. 119.6 feet to an iron pin on the southern side of Circle Road; thence with the southern side of Circle Road, S. 57-49 E. 172.4 feet to an iron pin at the corner of property now or formerly of Wright; thence with the line of said property S. 17-10 W. 105 feet to an iron pin and S. 73-01 E. 108 feet to an iron pin on the western side of Renfrew Road; thence with the western side of Renfrew Road, S. 25-07 W. 165.3 feet to the point of beginning.

Derivation: Deed Book 1132, Page 308 - Carl J. Tenpas and Colleen R. Tenpas

8/29/80



which has the address of 216 Renfrew Road Travelers Rest (Street) (City) S. C. 29690 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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